

lot 46

39 Norwich Road  
Dereham, Norfolk NR20 3AS

Rent  
£30,030  
per annum  
exclusive  
(gross)

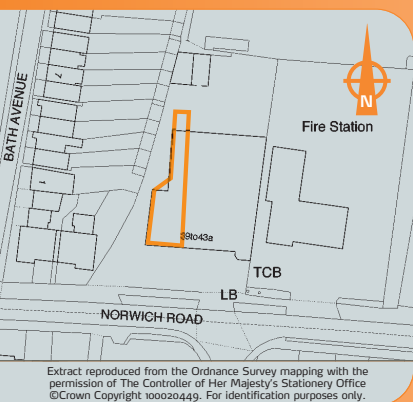
Convenience Store Investment

- Entirely let to T&S Stores Limited (a subsidiary of Tesco plc) t/a One Stop Convenience Store

- Prominent roadside location within densely populated residential area
- Forms part of a local retail parade



On behalf of  
Joint LPA Receivers



Location

Miles: 15 miles north-west of Norwich  
55 miles north-east of Cambridge  
57 miles north-east of Peterborough  
Roads: A47, B1147, A1075  
Air: Norwich International Airport

Situation

The property is located in the town of Dereham in the county of Norfolk some 15 miles from Norwich. The property is situated in a predominantly residential area just east of the town centre on the main arterial route to the A27. Nearby occupiers include Sunflower House Chinese Takeaway, Gordon Barbers Funeral Directors, Norwich Road Garage and Norwich Fire and Rescue.

Description

The property comprises a ground floor retail unit which forms part of a retail parade.

Tenure

Virtual Freehold. Held for a term of 999 years from 18/11/2002 until 17/11/3001 at a fixed rent of £100 pa.

VAT

VAT is applicable to this lot.

Six Week Completion

NB

The adjoining unit, 41 Norwich Road, is being offered as lot 71 in this catalogue.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. (gross)	Reversion
Ground	Retail	277.22 sq m (2,984 sq ft)	<b>T&amp;S STORES LIMITED (1)</b> <b>(t/a One Stop Convenience Store) (2)</b>	20 years from 26/02/1999	£30,030	25/02/2019
<b>Totals</b>		<b>277.22 sq m (2,984 sq ft)</b>			<b>£30,030</b>	

- T&S Stores Limited is a wholly owned subsidiary of Tesco Plc. For the year ending 28th February 2015, T&S Stores Limited reported a total net worth of £573,589,000. (Source: Experian Group: 18/01/2016)
- One Stop has been trading as a successful convenience franchise business for over 20 years and currently operates over 750 stores throughout England and Wales. (Source: www.openonestop.co.uk - 05/01/2016).

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Buyer's Legal Report Service

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

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